

NOTES:

1. ALL IRON PINS SET ARE CAPPED 1/2" STAMPED (LBS #3946)
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 2' ABOVE THE ULTIMATE 100 YEAR FLOOD ELEVATIONS AS SHOWN IN THE DRAINAGE STUDY UNDER CITY FILE NUMBER 17-05-075-CUM.
3. ACCORDING TO FEMA MAP NO. 48439C0330K, ZONE X, DATED 9-25-09 THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.
4. PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS & DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

P.R.V. REQUIRED
P.R.V.'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 P.S.I.

SIDEWALKS:
SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS". BUILDING PERMITS.

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PARKING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

UTILITY EASEMENTS:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER/WASTEWATER IMPACT FEES:

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

SITE DRAINAGE STUDY:

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

PRIVATE COMMON AREAS AND FACILITIES:

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES; AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

PRIVATE MAINTENANCE:

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

TRANSPORTATION IMPACT FEES:

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

NO PERMANENT STRUCTURE:

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY

CONSTRUCTION PROHIBITED OVER EASEMENTS:

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

OWNERS:

HANDLEY OAKS APTS LLC
MEL ASHDOWN
2120 HANDLEY DRIVE #118
FORT WORTH, TEXAS 76112
619.277.2712

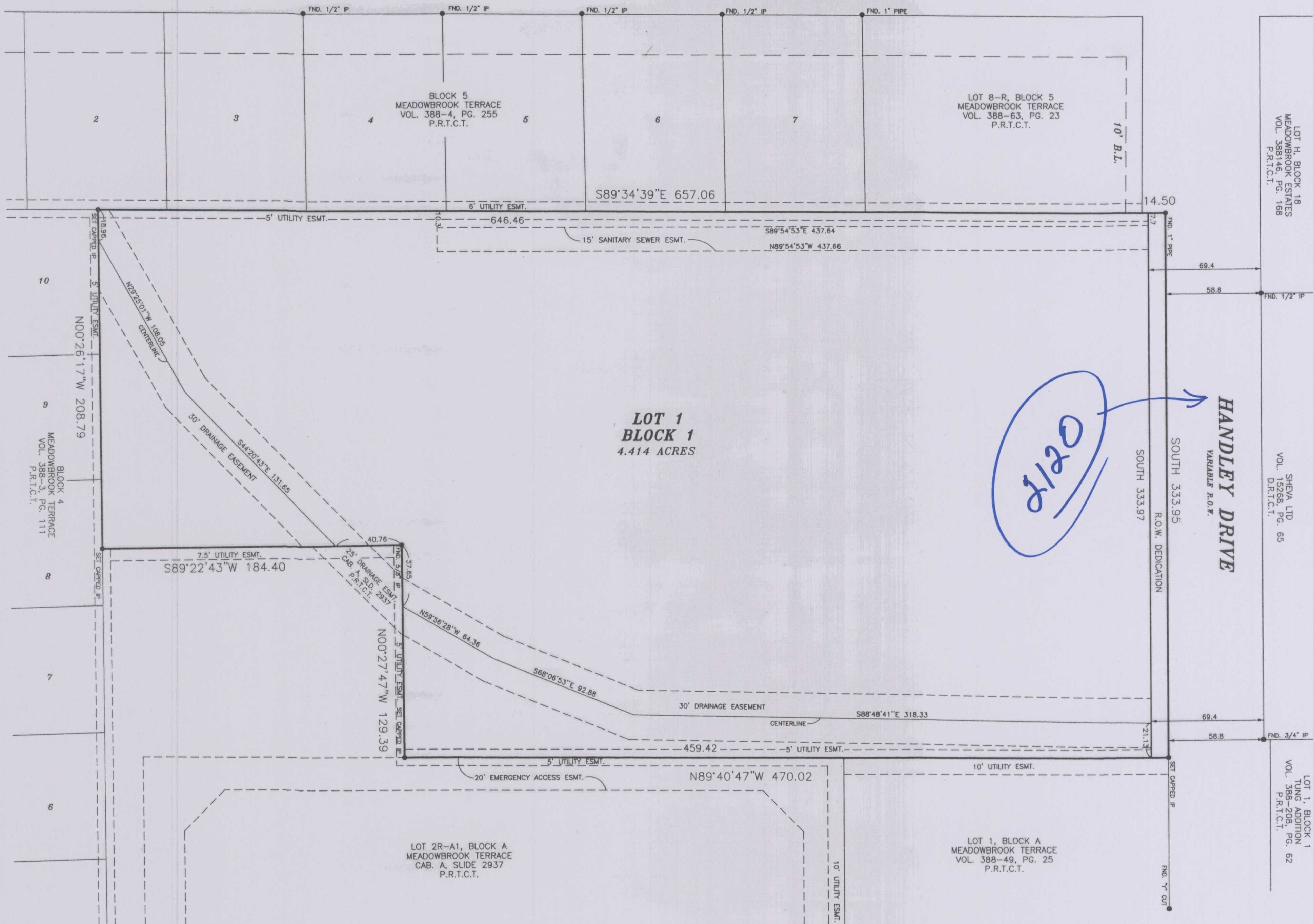
SURVEYOR:

LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX: 817.831.9818

13-1008
10-14-14

T.FAGAN
BH

NORMANDY ROAD



**LOT 1
BLOCK 1
4.414 ACRES**

0.12

HANDLEY DRIVE
VARIABLE R.O.W.

LOT H, BLOCK 18
MEADOWBROOK ESTATES
VOL. 388-49, PG. 108
P.R.T.C.T.

SIGNA LTD
VOL. 388-49, PG. 65
P.R.T.C.T.

LOT 1, BLOCK 1
TUNG ADDITION
VOL. 388-208, PG. 62
P.R.T.C.T.

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HANDLEY OAKS APTS LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND OUT OF THE J.E. BRANDON SURVEY, ABSTRACT NO. 209, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D212281847, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE FOUND IN THE WEST LINE OF HANDLEY DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 14.50 FEET SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST FROM THE SOUTHEAST CORNER OF LOT 8-R, BLOCK 5, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-63, PAGE 23, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 333.95 FEET ALONG THE WEST LINE OF SAID HANDLEY DRIVE TO A CAPPED IRON PIN SET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-49, PAGE 25, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS WEST 470.02 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, MEADOWBROOK TERRACE AND LOT 2R-A1, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 2937, PLAT RECORDS, TARRANT COUNTY, TEXAS; TO A CAPPED IRON PIN SET CORNER OF TRACT BEING DESCRIBED AND FOR CORNER OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE;

THENCE NORTH 00 DEGREES 27 MINUTES 47 SECONDS WEST 129.39 FEET ALONG THE EAST LINE OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE TO A 5/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE MOST NORTH NORTHEAST CORNER OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE;

THENCE SOUTH 89 DEGREES 22 MINUTES 43 SECONDS WEST 184.40 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE TO A CAPPED IRON PIN SET IN THE EAST LINE OF MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-3, PAGE 111, PLAT RECORDS, TARRANT COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHWEST CORNER OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE;

THENCE NORTH 00 DEGREES 26 MINUTES 17 SECONDS WEST 208.79 FEET ALONG THE EAST LINE OF SAID BLOCK 4, MEADOWBROOK TERRACE TO A CAPPED IRON PIN SET IN THE SOUTH LINE OF LOT 2, BLOCK 5, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-49, PAGE 25, PLAT RECORDS, TARRANT COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 4, MEADOWBROOK TERRACE;

THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST 657.06 FEET ALONG THE SOUTH LINE OF SAID BLOCK 5, MEADOWBROOK TERRACE AND LOT 8-R, BLOCK 5, MEADOWBROOK TERRACE TO THE POINT OF BEGINNING AND CONTAINING 4.495 ACRES OF LAND, MORE OR LESS

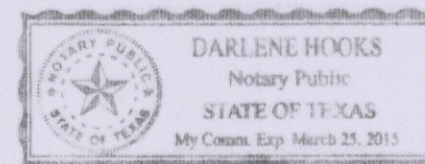
DO HEREBY ADOPT THIS PLAT AS OUR PLAN FOR SUBDIVIDING THE SAME TO BE KNOWN AS LOT 1, BLOCK 1, HANDLEY OAKS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON.

EXECUTED THIS THE 15th DAY OF October 2014

Mel Ashdown
HANDLEY OAKS APTS LLC
MEL ASHDOWN, OWNER

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MEL ASHDOWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF October, 2014.

Charles B. Hooks, Jr.
NOTARY PUBLIC



LT, RSC
1-22-2015

FS14-013

FINAL PLAT

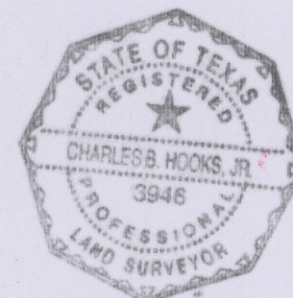
OF

LOT 1, BLOCK 1

HANDLEY OAKS ADDITION

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE J.E. BRANDON SURVEY, ABSTRACT NO. 209, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D212281847, DEED RECORDS, TARRANT COUNTY, TEXAS



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

Charles B. Hooks, Jr.
CHARLES B. HOOKS, JR.
DATE

THIS PLAT FILED IN INSTRUMENT NO. D215015217

DATED 1/23/2015

FS-14-013